

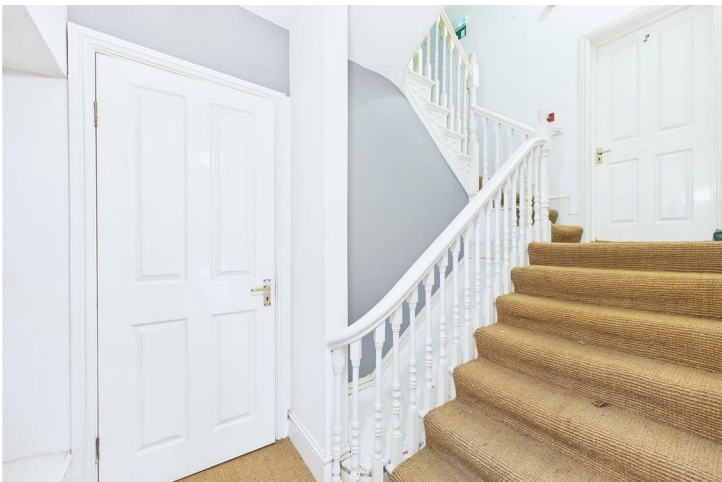
Hill Road Clevedon BS21 7NZ

£210,000

marktempler

RESIDENTIAL SALES





 Property Type Apartment	 How Big 645.00 sq ft
 Bedrooms 1	 Reception Rooms 1
 Bathrooms 1	 Warmth Gas Central Heating
 Parking Street Parking	 Outside None
 EPC Rating E	 Council Tax Band B
 Construction Standard	 Tenure Leasehold - Share of Freehold

Offering a wonderful combination of space, views and convenience, this one-bedroom first-floor flat provides a comfortable home in a desirable Clevedon setting. The property enjoys attractive views across the town, with sea views adding a particularly appealing feature to the living accommodation.

A welcoming entrance leads into a long hallway, providing access to most of the rooms and offering useful storage with a small built-in cupboard. The generous living room is a real highlight, with plenty of space for both relaxing and dining, while the window provides a beautiful outlook across Clevedon and towards the sea. The kitchen is fitted with matching wall and floor units, complemented by a built-in oven, hob and extractor fan, creating a practical space for everyday cooking.

The main bedroom is a comfortable retreat, benefiting from pleasant views from the window and direct access to the main bathroom, which effectively serves as an ensuite. The bathroom is fitted with a bath with shower over, WC and wash hand basin, together with a window providing natural light and ventilation.

Externally, the property benefits from its elevated first-floor position, while the surrounding Clevedon setting offers a wealth of amenities, shops, cafés and leisure opportunities close by. The town is particularly well known for its attractive seafront, pier and coastal walks, providing plenty of opportunities to enjoy the local surroundings.

Overall, this is an appealing one-bedroom flat offering generous living accommodation, useful storage, a practical fitted kitchen and the added attraction of beautiful Clevedon and sea views. With its comfortable layout and convenient position, it would make an excellent home for a single occupant or couple seeking a well-presented property in this popular coastal town.



“A bright and welcoming home with beautiful views across Clevedon and towards the sea.”



HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Please note there is a £24 (inc. VAT) fee for the Proof of Identification check. This requires your full name, date of birth, and residential address history for the past three years. Alternatively, there is no cost should you wish to visit our office in person and provide original identification documents.

Proof of Funding - For a mortgage: an up-to-date agreement in principle and a savings statement for the balance. For cash: an official statement showing the required funds.

Proof of Chain - If selling through another agent, provide their details and linked transactions.

These requirements are largely legal obligations. We may share this information with the vendor and relevant parties to help present your offer positively and ensure a speedy response.

We also work with trusted professionals to enhance your moving process. If you choose to use their services, we may receive referral fees: **Star Legal**: £225 + VAT **M C Hullah and Co**: £225 + VAT **Thomas Legal**: £225 + VAT **Birkett Building Consultancy**: 12.5% of net commission **The Mortgage Centre**: 20% of net commission. All referral fees are included in any quotes provided, and there's no obligation to use these services.



Material Information

UTILITIES

Mains electric, gas, water and drainage.

BROADBAND AND MOBILE COVERAGE

Superfast broadband available with highest available download speed 80 Mbps and highest available upload speed 20 Mbps. Mobile coverage is good outdoor and in-home. Subject to your network.

This information has either been sourced via the sellers of the property or checker.ofcom.org.uk and is accurate to the best of knowledge.

LEASE INFORMATION

New 999 year lease from 01.01.2000

Service Charge = £600 pa (reviewed annually)

Ground Rent = £0 pa

Pets - please ask the agent

The lease does permit letting

Holiday lets/Air BNB – We are unable to confirm whether the lease allows for holiday lets or Air BNB. Please advise us if you are interested in the property for this purpose and we will do our best to advise prior to arranging a viewing.

This information has been supplied by the vendor at the time of marketing and is correct to the best of our knowledge. We would recommend that any interested party seeks verification of this information from their solicitor prior to purchase.



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